

**ASSEMBLY, No. 4458**

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**STATE OF NEW JERSEY**

**219th LEGISLATURE**

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INTRODUCED JULY 27, 2020

**Sponsored by:**

**Assemblywoman VALERIE VAINIERI HUTTLE**

**District 37 (Bergen)**

**SYNOPSIS**

Requires certain newly constructed residential buildings to meet universal design standards.

**CURRENT VERSION OF TEXT**

As introduced.



1 AN ACT concerning construction standards for certain new  
2 residential buildings and supplementing P.L.1975, c.217  
3 (C.52:27D-119 et seq.).  
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5 **BE IT ENACTED** by the Senate and General Assembly of the State  
6 of New Jersey:  
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8 1. a. On or before the first day of the tenth month next  
9 following the effective date of P.L. , c. (C. ) (pending  
10 before the Legislature as this bill), the commissioner shall adopt a  
11 universal design subcode, or supplement or revise any model code  
12 adopted pursuant to P.L.1975, c.217 (C.52:27D-119 et seq.), for the  
13 purpose of ensuring that buildings or structures subject to this  
14 section contain adequate and sufficient features to make them  
15 accessible to and usable by persons of any age or ability with  
16 minimal or no modifications.

17 b. On or after the adoption of the universal design subcode, or  
18 code supplement or revision, pursuant to subsection a. of this  
19 section, an application for a construction permit for a new multiple  
20 family residential building shall not be declared complete unless it  
21 provides for the building to be constructed in accordance with the  
22 universal design subcode, or code supplement or revision.

23 c. As used in this section, "multiple family residential  
24 building" means a building with four or more dwelling units in a  
25 single structure and shall not include a building constructed as a  
26 townhouse, which is a single dwelling unit with two or more stories  
27 of living space, exclusive of a basement or attic, with most or all of  
28 the sleeping areas on one story and with most of the remaining  
29 habitable space, such as kitchen, living, and dining areas, on  
30 another story, and with an independent entrance at or near grade  
31 level.  
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33 2. This act shall take effect immediately.  
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#### 36 STATEMENT 37

38 This bill would require residential buildings with four or more  
39 dwelling units in a single structure to meet universal design  
40 standards adopted by the Commissioner of Community Affairs.  
41 The universal design requirements of the bill would ensure that  
42 these buildings are accessible to and usable by persons of any age  
43 or ability with minimal or no modifications required as people age  
44 or their ability changes.

45 The bill would apply to new buildings for which a construction  
46 permit is not complete by the adoption of universal design standards  
47 by the commissioner. The commissioner would have to adopt these  
48 standards on or before the first day of the tenth month next  
49 following the effective date of the bill. The bill generally would not  
50 apply to single dwelling unit townhouses.